

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the Charleston Trident Association of REALTORS® region improved 1.7 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales increased 13.5 percent.

The overall Median Sales Price increased 3.2 percent to \$422,965. The property type with the largest gain was the Single-Family Homes segment, where prices were up 4.8 percent to \$450,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 40 days. The price range that tended to sell the slowest was the \$150,000 and Below range at 68 days.

Market-wide, inventory levels went up 18.4 percent. The property type with the largest gain was the Single-Family Homes segment, where the number of properties for sale were up 21.2 percent. That amounts to 3.4 months of inventory for Single-Family Homes and 3.4 months of inventory for Condos.

Quick Facts

+ 13.5%	+ 2.6%	+ 4.1%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Condos
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of Original List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

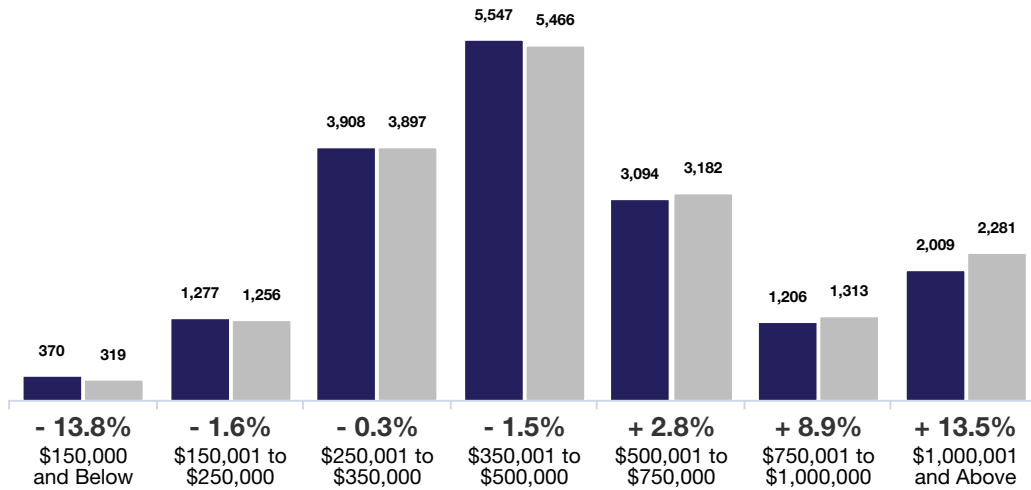


Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**

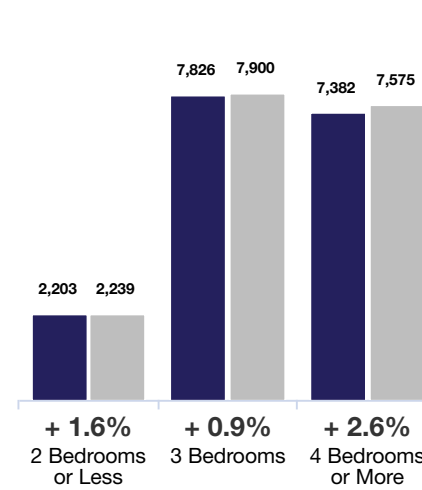
By Price Range

■ 6-2024 ■ 6-2025



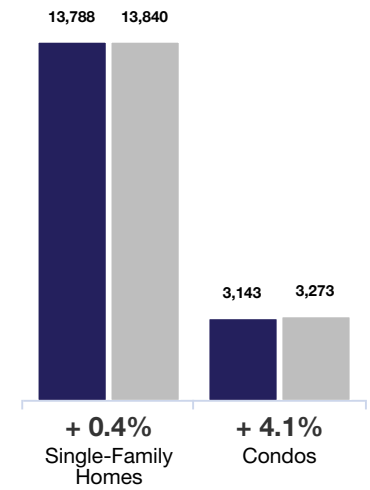
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025

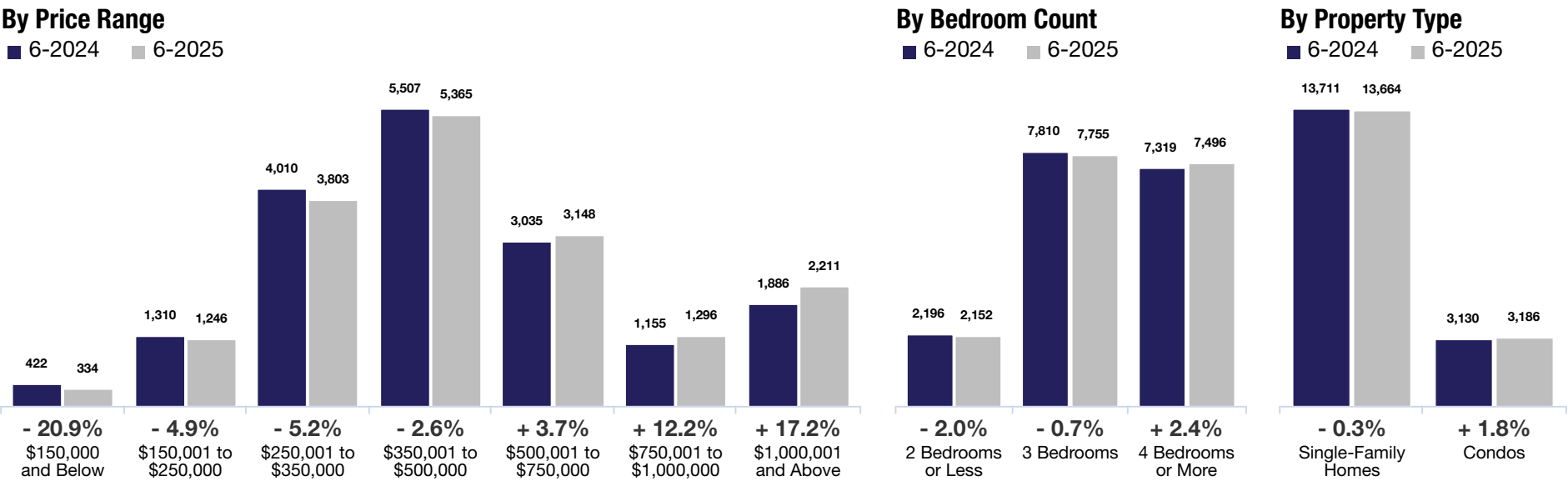


All Properties				Single-Family Homes				Condos			
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
\$150,000 and Below	370	319	- 13.8%	217	194	- 10.6%		30	23	- 23.3%	
\$150,001 to \$250,000	1,277	1,256	- 1.6%	694	639	- 7.9%		425	412	- 3.1%	
\$250,001 to \$350,000	3,908	3,897	- 0.3%	2,635	2,461	- 6.6%		1,115	1,227	+ 10.0%	
\$350,001 to \$500,000	5,547	5,466	- 1.5%	4,746	4,575	- 3.6%		765	817	+ 6.8%	
\$500,001 to \$750,000	3,094	3,182	+ 2.8%	2,707	2,815	+ 4.0%		384	361	- 6.0%	
\$750,001 to \$1,000,000	1,206	1,313	+ 8.9%	1,038	1,122	+ 8.1%		167	189	+ 13.2%	
\$1,000,001 and Above	2,009	2,281	+ 13.5%	1,751	2,034	+ 16.2%		257	244	- 5.1%	
All Price Ranges	17,411	17,714	+ 1.7%	13,788	13,840	+ 0.4%		3,143	3,273	+ 4.1%	
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change		6-2024	6-2025	Change	
2 Bedrooms or Less	2,203	2,239	+ 1.6%	764	760	- 0.5%		1,348	1,379	+ 2.3%	
3 Bedrooms	7,826	7,900	+ 0.9%	6,021	5,988	- 0.5%		1,554	1,595	+ 2.6%	
4 Bedrooms or More	7,382	7,575	+ 2.6%	7,003	7,092	+ 1.3%		241	299	+ 24.1%	
All Bedroom Counts	17,411	17,714	+ 1.7%	13,788	13,840	+ 0.4%		3,143	3,273	+ 4.1%	

Closed Sales



A count of the actual sales that closed. Based on a rolling 12-month total.



All Properties				Single-Family Homes				Condos			
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025
\$150,000 and Below	422	334	- 20.9%	243	207	- 14.8%	43	28	- 34.9%		
\$150,001 to \$250,000	1,310	1,246	- 4.9%	727	629	- 13.5%	420	423	+ 0.7%		
\$250,001 to \$350,000	4,010	3,803	- 5.2%	2,738	2,423	- 11.5%	1,124	1,177	+ 4.7%		
\$350,001 to \$500,000	5,507	5,365	- 2.6%	4,710	4,532	- 3.8%	766	783	+ 2.2%		
\$500,001 to \$750,000	3,035	3,148	+ 3.7%	2,658	2,779	+ 4.6%	372	365	- 1.9%		
\$750,001 to \$1,000,000	1,155	1,296	+ 12.2%	1,004	1,108	+ 10.4%	150	188	+ 25.3%		
\$1,000,001 and Above	1,886	2,211	+ 17.2%	1,631	1,986	+ 21.8%	255	222	- 12.9%		
All Price Ranges	17,325	17,403	+ 0.5%	13,711	13,664	- 0.3%	3,130	3,186	+ 1.8%		
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025
2 Bedrooms or Less	2,196	2,152	- 2.0%	753	737	- 2.1%	1,355	1,333	- 1.6%		
3 Bedrooms	7,810	7,755	- 0.7%	6,023	5,907	- 1.9%	1,529	1,551	+ 1.4%		
4 Bedrooms or More	7,319	7,496	+ 2.4%	6,935	7,020	+ 1.2%	246	302	+ 22.8%		
All Bedroom Counts	17,325	17,403	+ 0.5%	13,711	13,664	- 0.3%	3,130	3,186	+ 1.8%		

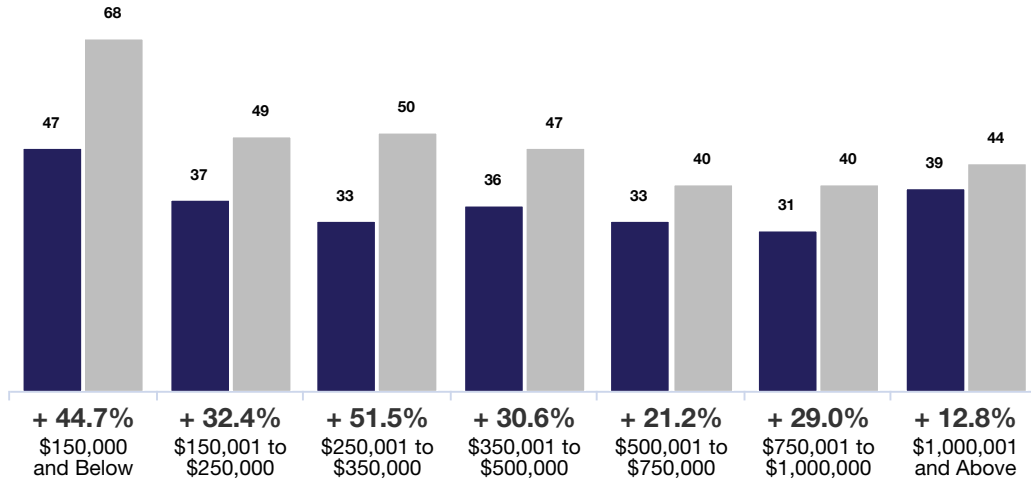
Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.

Based on a rolling 12-month average.

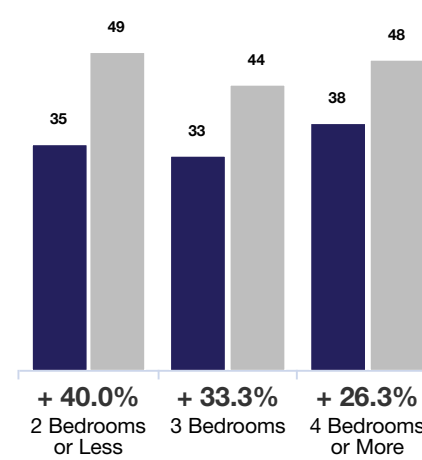
By Price Range

■ 6-2024 ■ 6-2025



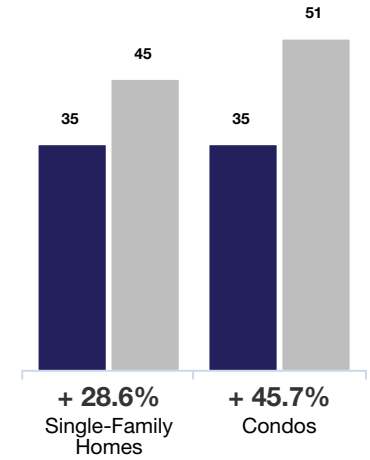
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	47	68	+ 44.7%
\$150,001 to \$250,000	37	49	+ 32.4%
\$250,001 to \$350,000	33	50	+ 51.5%
\$350,001 to \$500,000	36	47	+ 30.6%
\$500,001 to \$750,000	33	40	+ 21.2%
\$750,001 to \$1,000,000	31	40	+ 29.0%
\$1,000,001 and Above	39	44	+ 12.8%
All Price Ranges	35	46	+ 31.4%

Single-Family Homes

6-2024	6-2025	Change	6-2024	6-2025	Change
48	68	+ 41.7%	31	33	+ 6.5%
38	48	+ 26.3%	29	47	+ 62.1%
31	46	+ 48.4%	38	59	+ 55.3%
36	47	+ 30.6%	33	42	+ 27.3%
33	38	+ 15.2%	33	56	+ 69.7%
29	40	+ 37.9%	44	46	+ 4.5%
38	45	+ 18.4%	43	38	- 11.6%
35	45	+ 28.6%	35	51	+ 45.7%

Condos

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	35	49	+ 40.0%
3 Bedrooms	33	44	+ 33.3%
4 Bedrooms or More	38	48	+ 26.3%
All Bedroom Counts	35	46	+ 31.4%

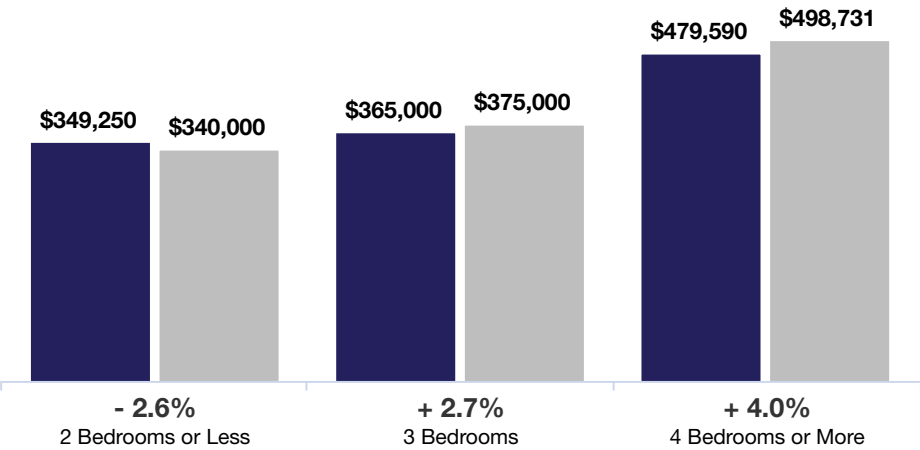
6-2024	6-2025	Change	6-2024	6-2025	Change
35	45	+ 28.6%	32	49	+ 53.1%
31	41	+ 32.3%	38	51	+ 34.2%
37	47	+ 27.0%	41	54	+ 31.7%
35	45	+ 28.6%	35	51	+ 45.7%

Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

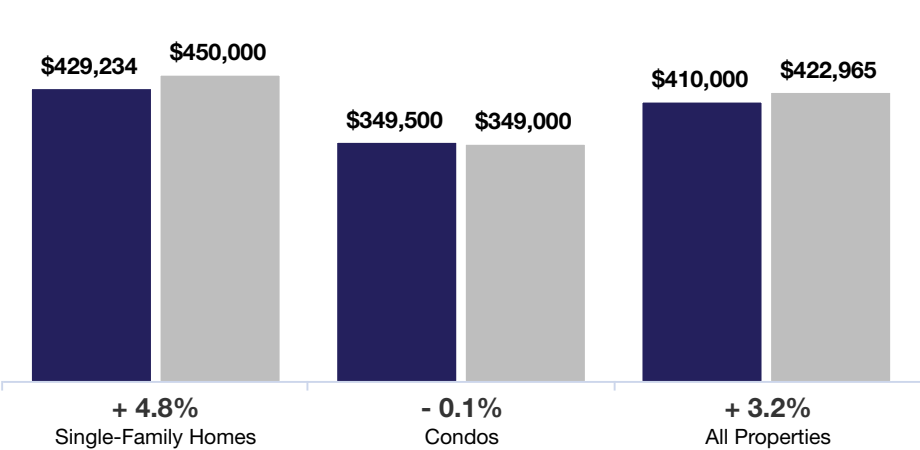
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	\$349,250	\$340,000	- 2.6%
3 Bedrooms	\$365,000	\$375,000	+ 2.7%
4 Bedrooms or More	\$479,590	\$498,731	+ 4.0%
All Bedroom Counts	\$410,000	\$422,965	+ 3.2%

Single-Family Homes

6-2024	6-2025	Change
\$395,000	\$415,000	+ 5.1%
\$374,000	\$388,900	+ 4.0%
\$488,680	\$518,000	+ 6.0%
\$429,234	\$450,000	+ 4.8%

Condos

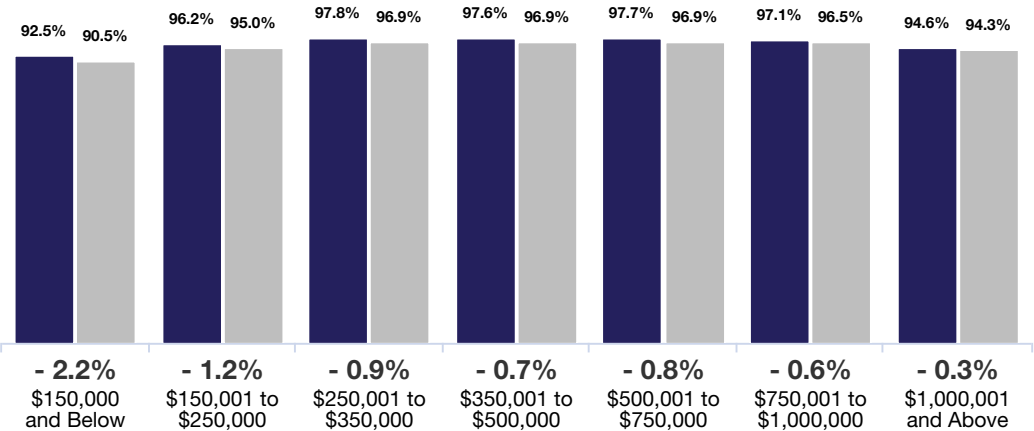
6-2024	6-2025	Change
\$345,000	\$335,000	- 2.9%
\$335,000	\$352,010	+ 5.1%
\$412,000	\$379,740	- 7.8%
\$349,500	\$349,000	- 0.1%

Percent of Original List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.
Based on a rolling 12-month average.

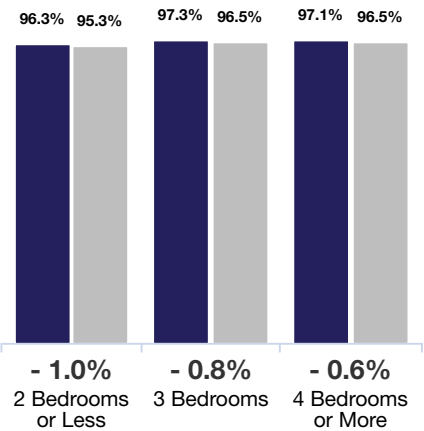
By Price Range

■ 6-2024 ■ 6-2025



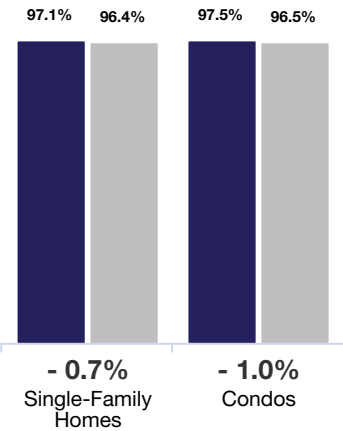
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



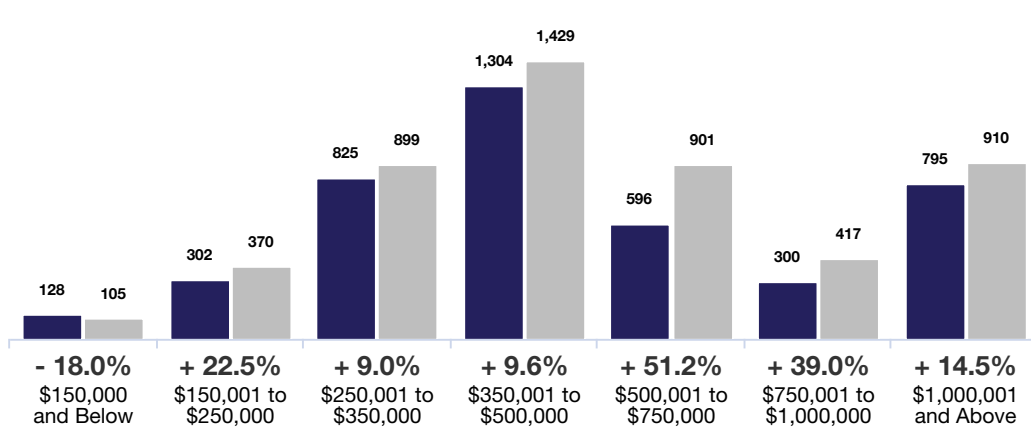
All Properties				Single-Family Homes			Condos		
By Price Range	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$150,000 and Below	92.5%	90.5%	- 2.2%	93.3%	91.3%	- 2.1%	94.8%	94.7%	- 0.1%
\$150,001 to \$250,000	96.2%	95.0%	- 1.2%	96.1%	94.9%	- 1.2%	97.1%	96.0%	- 1.1%
\$250,001 to \$350,000	97.8%	96.9%	- 0.9%	97.7%	97.0%	- 0.7%	98.0%	97.0%	- 1.0%
\$350,001 to \$500,000	97.6%	96.9%	- 0.7%	97.6%	97.0%	- 0.6%	98.0%	96.8%	- 1.2%
\$500,001 to \$750,000	97.7%	96.9%	- 0.8%	97.8%	97.0%	- 0.8%	97.1%	96.5%	- 0.6%
\$750,001 to \$1,000,000	97.1%	96.5%	- 0.6%	97.2%	96.6%	- 0.6%	96.9%	95.9%	- 1.0%
\$1,000,001 and Above	94.6%	94.3%	- 0.3%	94.4%	94.3%	- 0.1%	95.9%	94.3%	- 1.7%
All Price Ranges	97.1%	96.3%	- 0.8%	97.1%	96.4%	- 0.7%	97.5%	96.5%	- 1.0%
By Bedroom Count	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	96.3%	95.3%	- 1.0%	96.1%	95.4%	- 0.7%	96.9%	95.6%	- 1.3%
3 Bedrooms	97.3%	96.5%	- 0.8%	97.3%	96.5%	- 0.8%	98.1%	97.1%	- 1.0%
4 Bedrooms or More	97.1%	96.5%	- 0.6%	97.1%	96.5%	- 0.6%	97.8%	97.3%	- 0.5%
All Bedroom Counts	97.1%	96.3%	- 0.8%	97.1%	96.4%	- 0.7%	97.5%	96.5%	- 1.0%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

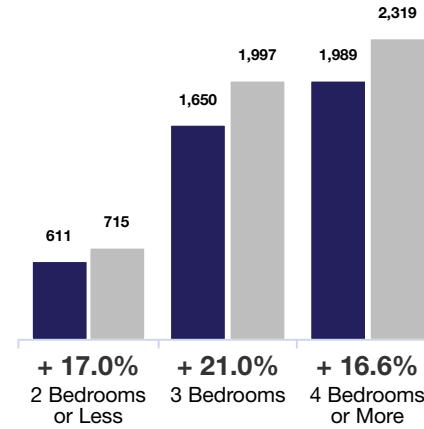
By Price Range

■ 6-2024 ■ 6-2025



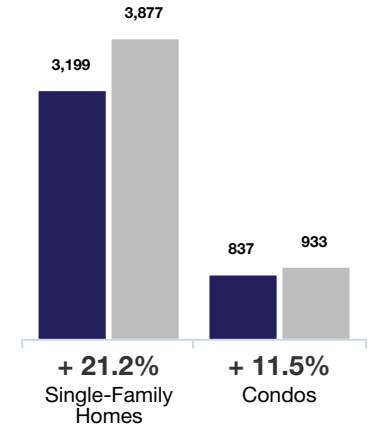
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	128	105	- 18.0%
\$150,001 to \$250,000	302	370	+ 22.5%
\$250,001 to \$350,000	825	899	+ 9.0%
\$350,001 to \$500,000	1,304	1,429	+ 9.6%
\$500,001 to \$750,000	596	901	+ 51.2%
\$750,001 to \$1,000,000	300	417	+ 39.0%
\$1,000,001 and Above	795	910	+ 14.5%
All Price Ranges	4,250	5,031	+ 18.4%

Single-Family Homes

6-2024	6-2025	Change
73	46	- 37.0%
138	175	+ 26.8%
472	523	+ 10.8%
1,112	1,199	+ 7.8%
490	753	+ 53.7%
246	367	+ 49.2%
668	814	+ 21.9%
3,199	3,877	+ 21.2%

Condos

6-2024	6-2025	Change
7	14	+ 100.0%
105	138	+ 31.4%
290	298	+ 2.8%
154	198	+ 28.6%
103	142	+ 37.9%
54	49	- 9.3%
124	94	- 24.2%
837	933	+ 11.5%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	611	715	+ 17.0%
3 Bedrooms	1,650	1,997	+ 21.0%
4 Bedrooms or More	1,989	2,319	+ 16.6%
All Bedroom Counts	4,250	5,031	+ 18.4%

6-2024	6-2025	Change
176	205	+ 16.5%
1,170	1,511	+ 29.1%
1,853	2,161	+ 16.6%
3,199	3,877	+ 21.2%

6-2024	6-2025	Change
375	448	+ 19.5%
377	389	+ 3.2%
85	96	+ 12.9%
837	933	+ 11.5%

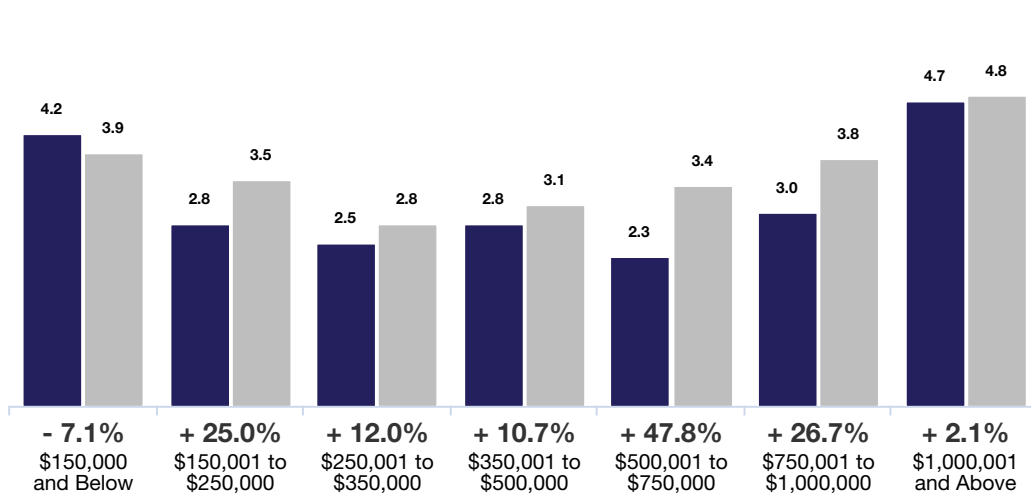
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.

Based on one month of activity.

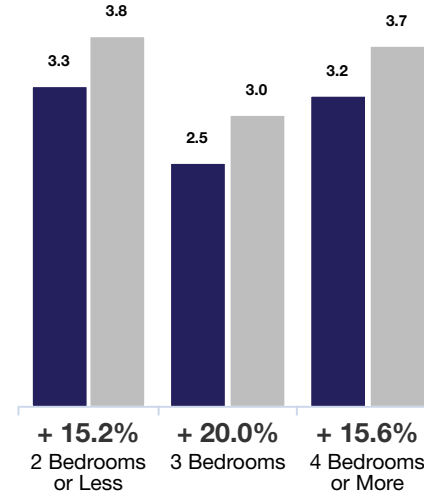
By Price Range

■ 6-2024 ■ 6-2025



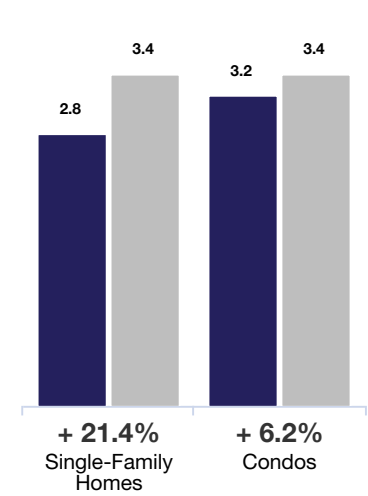
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$150,000 and Below	4.2	3.9	- 7.1%
\$150,001 to \$250,000	2.8	3.5	+ 25.0%
\$250,001 to \$350,000	2.5	2.8	+ 12.0%
\$350,001 to \$500,000	2.8	3.1	+ 10.7%
\$500,001 to \$750,000	2.3	3.4	+ 47.8%
\$750,001 to \$1,000,000	3.0	3.8	+ 26.7%
\$1,000,001 and Above	4.7	4.8	+ 2.1%
All Price Ranges	2.9	3.4	+ 17.2%

Single-Family Homes

6-2024	6-2025	Change
4.0	2.8	- 30.0%
2.4	3.3	+ 37.5%
2.1	2.6	+ 23.8%
2.8	3.1	+ 10.7%
2.2	3.2	+ 45.5%
2.8	3.9	+ 39.3%
4.6	4.8	+ 4.3%
2.8	3.4	+ 21.4%

Condos

6-2024	6-2025	Change
2.6	6.1	+ 134.6%
3.0	4.0	+ 33.3%
3.1	2.9	- 6.5%
2.4	2.9	+ 20.8%
3.2	4.7	+ 46.9%
3.9	3.1	- 20.5%
5.8	4.6	- 20.7%
3.2	3.4	+ 6.2%

By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	3.3	3.8	+ 15.2%
3 Bedrooms	2.5	3.0	+ 20.0%
4 Bedrooms or More	3.2	3.7	+ 15.6%
All Bedroom Counts	2.9	3.4	+ 17.2%

6-2024	6-2025	Change
2.8	3.2	+ 14.3%
2.3	3.0	+ 30.4%
3.2	3.7	+ 15.6%
2.8	3.4	+ 21.4%

6-2024	6-2025	Change
3.3	3.9	+ 18.2%
2.9	2.9	0.0%
4.2	3.9	- 7.1%
3.2	3.4	+ 6.2%